

Information Memorandum

Schofields Town Centre Masterplanned Development Site

Lots 5 & 6 Altrove Boulevard,
SCHOFIELDS NSW

October 2026

For Sale via Expressions of Interest
Closing 4:00 PM (AEDT) 5 November 2026



CBRE is pleased to offer Lots 5 & 6 Altrove Boulevard, Schofields, NSW to the market. A strategically located landholding adjoining the Schofields Train Station.

Executive Summary

Address	Lots 5 & 6 Altrove Boulevard, SCHOFIELDS, NSW 2762
Legal Description	Lot 5 in DP 1315582 Lot 6 in DP 1315582
Site Area	11.86 hectares (Deposited Plan)
Local Government Area	Blacktown City Council
State Environmental Planning Policy (SEPP)	State Environmental Planning Policy (Precincts - Central River City) 2021
Zoning	R2 Low Density Residential ; R3 Medium Density Residential ; B2 Local Centre ; RE1 Public Recreation ; SP2 Infrastructure.
FSR	1.5:1 to 2:1
Minimum Dwelling Density	30 dwellings/ ha to 40 dwellings/ ha
Method of Sale	The property is being offered for sale via and on market 'Expression of Interest' campaign closing Thursday, 5 November 2026 at 4pm (AEDT).

Selling Agents



Ben Wicks Senior Director Development NSW +61 422 206 015 ben.wicks@cbre.com.au	Alex Mirzaian Senior Director Development NSW +61 400 523 523 alex.mirzaian@cbre.com.au
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Location

Schofields is a suburb located 25.1 kilometres north west of Parramatta CBD and 48 kilometres north west of the Sydney CBD.

Lots 5 & 6 Altrove Boulevard sits within the North West Growth Area, the site sits directly adjacent to Schofields Train Station, and forms part of the Schofields Precinct rezoning. Historically a rural-residential area, Schofields is currently experiencing urban transformation.

TRANSPORT

The property benefits from excellent connectivity throughout Sydney's north-west growth corridor via an established road, rail and metro network.

Road Network Positioned at the corner of Schofields Road and Railway Terrace, the site enjoys significant frontage to Schofields Road with direct access to the M7 Motorway, Richmond Road, Windsor Road and other major corridors throughout Sydney's North West Growth Area.

Public Transport: The site directly adjoins Schofields Railway Station, providing regular Sydney Trains services to Parramatta, Blacktown and the CBD. Nearby Tallawong Metro Station offers metro connectivity to Chatswood, North Sydney and the CBD. Long-term connectivity will be further enhanced by the proposed Sydney Metro extension linking Tallawong with Western Sydney International Airport via Schofields.

EMPLOYMENT

Schofields provides access to major employment hubs:

Marsden Park (4.1 kilometres) is a major logistics, warehousing and retail hub, supporting a growing base of industrial and trade-related occupiers.

Norwest Business Park (11.8 kilometres) is a significant employment centre for technology, healthcare and corporate occupiers.

Blacktown (11.2 kilometres) offers a broad employment base across retail, industrial and healthcare sectors.

Parramatta CBD (21.1 kilometres) is Sydney's principal western employment centre, hosting a mix of Government, finance, legal, professional services, health and education sectors.

RETAIL, AMENITY & ENTERTAINMENT

Schofields Village is within walking distance of the station, anchored by Coles and supported by 18 specialty retail, dining and service tenancies.

Woolworths Schofields is also within walking distance, complementing the growing town centre retail offering.

Rouse Hill Town Centre is a major open-air lifestyle precinct offering a broad mix of retail, dining and entertainment, accessible via Rouse Hill Metro Station.

Sydney Business Park, Marsden Park is one of Australia's largest mixed-use retail and employment precincts, anchored by IKEA, Costco, Bunnings and a growing convenience retail and dining offering.

The suburb is further serviced by numerous local parks and recreational facilities including Altrove Hilltop Park, Aurora Park and surrounding open space networks.

EDUCATION

Schofields is within proximity to an established network of public schools and tertiary education facilities, supporting demand from families and long-term residents.

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|---|----------------|
| – Nirimba Fields Public School | 1.3 kilometres |
| – St John Paul II Catholic College | 2.2 kilometres |
| – St Joseph's Primary School | 2.2 kilometres |
| – The Ponds High School | 3.5 kilometres |
| – Riverbank Public School | 3.9 kilometres |
| – Wyndham College | 5.6 kilometres |
| – Western Sydney University, Nirimba Campus | 5.7 kilometres |
| – TAFE NSW Nirimba | 6.0 kilometres |
| – Several childcare centres also service the surrounding area | |

*Distances are approximate and indicative only.

North West Growth Area

The North West Growth Area was established under the NSW Government's Plan for Growing Sydney to deliver well-planned, high-quality urban expansion in Sydney's north-west. Spanning suburbs including Schofields, Riverstone, Tallawong, Box Hill, Vineyard and Marsden Park, the precinct has been planned to deliver new housing, employment opportunities, transport infrastructure, schools, open space and community facilities.

The corridor has benefited from substantial Government investment in transport, utilities and social infrastructure, including the Sydney Metro Northwest, upgrades to Schofields Road and Richmond Road, and the expansion of education and community facilities. Ongoing infrastructure delivery continues to support strong population growth and housing supply across the region.

Schofields occupies a strategic position within the Growth Area, benefiting from direct access to both the Sydney Trains and Sydney Metro networks, proximity to major employment hubs including Marsden Park and Norwest, and access to an expanding network of retail centres, schools, parks and recreational facilities.

Lots 5 & 6 Altrove Boulevard is located within the Schofield precinct. Development of the precinct will comprise:



61 hectares of conservation land along Eastern Creek



31 hectares of open space and recreation areas



Retail space across three neighbourhood centres



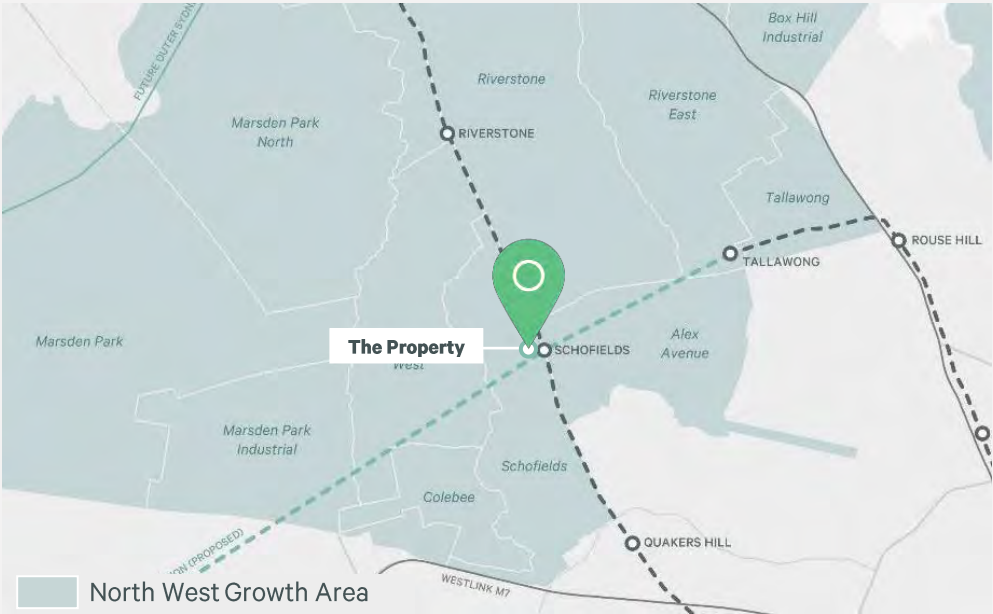
A proposed Metro corridor linking Schofields station to Tallawong & St Marys



Upgrades to key roads and connections



Up to 2,950 new dwellings





Site Particulars

Local Government Area	City of Blacktown
Address	Lot 5 & 6 Altrove Boulevard, Calder Street, SCHOFIELDS NSW
Legal Description	Lot 5 in Deposited Plan 1315582 Lot 6 in Deposited Plan 1315582
Land Area	11.86 hectares (Deposited Plan)
Frontage	The site benefits from four frontages to Rosetta Street, Aerodrome Drive, Ward Street and Altrove Boulevard.



Town Planning Overview

SEPP	State Environmental Planning Policy (Precincts—Central River City) 2021.	
Zoning	R2 Low Density Residential	RE1 Public Recreation
	R3 Medium Density Residential	SP2 Infrastructure
	B2 Local Centre	
Building Height	21 to 24 metres	
FSR	1.5:1 to 2:1	
Minimum Dwelling Density	30 dwellings/ha to 40 dwellings/ha	
Additional permitted uses Appendix 9, Schedule 1	Identified as “Special Provisions G” on the Land Zoning Map, the R2 Low Density Residential zoned area permits multi dwelling housing.	
Schofields Station Area Appendix 9, Part 6.9	Identified as “Special Area A – Schofields Station Area” on the Special Areas Map, the subject site's R2 Low Density Residential and R3 Medium Density Residential land is subject to additional planning controls requiring the preparation of a Development Control Plan to coordinate future development with the proposed public transport corridor and station interchange; however, these controls do not generally apply to boundary adjustments or subdivision of land where it does not further fragment the site or prejudice future transport infrastructure outcomes.	



Objectives of Zoning

Zoning	The objectives of zone	Permitted with consent
R2 Low Density Residential	– To provide for the housing needs of the community within a low density residential environment. – To enable other land uses that provide facilities or services to meet the day to day needs of residents. – To allow people to carry out a reasonable range of activities from their homes, where such activities are not likely to adversely affect the living environment of neighbours. – To support the well-being of the community, by enabling educational, recreational, community, religious and other activities where compatible with the amenity of a low density residential environment.	Centre-based child care facilities; Community facilities; dual occupancies; Dwelling houses ; Education establishments; Neighbourhood shops; Place of public worship; Semi-detached dwellings and Shop top housing
R3 Medium Density Residential	– To provide for the housing needs of the community within a medium density residential environment. – To provide a variety of housing types within a medium density residential environment. – To enable other land uses that provide facilities or services to meet the day to day needs of residents. – To support the well-being of the community by enabling educational, recreational, community, religious and other activities where compatible with the amenity of a medium density residential environment.	Attached dwellings ; Boarding houses; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Multi dwelling housing ; Neighbourhood shops; Places of public worship; Residential flat buildings ; Secondary dwellings; Semi-detached dwellings ; Seniors housing and Shop top housing
B2 Local Centre	– To provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area. – To encourage employment opportunities in accessible locations. – To maximise public transport patronage and encourage walking and cycling. – To provide for residential development that contributes to the vitality of the local centre. – To ensure that residential development within the centre does not detract from the primary function of the centre being to provide for retail, business, entertainment and community uses. – To facilitate active retail, commercial, entertainment and community facility uses at ground level of mixed use developments. – To encourage development which will contribute to the economic growth of, and creation of employment opportunities within, the City of Blacktown. Permitted with consent	Business premises ; Centre-based child care facilities; Community facilities; Educational establishments; Entertainment facilities; Function centres; Information and education facilities; Office premises ; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Retail premises ; and Shop top housing

*Approx

Existing Improvement

Both parcels are irregularly shaped, vacant and predominantly cleared landholding. Historically forming part of larger rural holdings, the existing improvements have since been demolished in preparation for future redevelopment.

The site features a general north east to south west fall across both parcels. The eastern parcel occupies an elevated position adjoining the Schofields Train Station precinct, providing outlooks across the surrounding town centre and railway infrastructure. The western portion has an aspect of the Eastern Creek and associated parkland, being approximately 200 metres west.

A drainage swale traverses the SP2 Infrastructure-zoned portion of the site and connects to two culverts that discharge into Lot 163 in Deposited Plan 1218925.

The site has been remediated and cleared of contamination pursuant to Development Consent DA-16-04636, approved on 21 July 2017. The consent authorised site grading, drainage works, boundary adjustments, subdivision works, road construction and dedication, and the delivery of temporary pedestrian pathways.

All essential services, including electricity, water, telecommunications, NBN and mains sewer, are available to the site.







Outline/Boundaries Indicative Only & Proposed Lot Numbers

Development Approval

DA-25-01205

Approved on 28 November 2025, DA-25-01205 approves the subdivision of land into **four (4) super lots**. No physical works were proposed as part of the residue lot subdivision.

The draft Deposited Plan has been lodged within NSW Land Registry Services (LRS) and new folios and expected in the coming weeks.

The subdivision application is summarised as follows:

Proposed Lot No.	Proposed Land Area (sqm)	Zoning	FSR	HOB	Dwelling Density/ha	Purpose	SEPP Clauses
101	5,529	R3	1.75:1	16 metres	—	Medium Density Development	Special Area: Schofields Station Area
102	48,708	RE1, B2, R2, R3, SP2	1.71:1 to 2:1	Up to 14 metres	Part 40/ha	Local centre or apply for Planning Proposal to delete SP2 drainage land and reconfigure the community facility	—
103	29,613	R2	Part 1.75:1	Part 9 metres	Part 30/ha; Part 40/ha	Facilitate low or medium density development consistent with its additional permitted use (multidwelling housing)	Special Provision: Appendix 9, Schedule 1, Section 1 Special Area: Schofields Station Area
104	34,158	SP2		No Controls		Future land dedication to Council for drainage.	—

Development Approval

DA-25-02049

Lodged on 16 December 2025, DA-25-02049 seeks to further subdivide Lots 102 and 103, approved under DA-25-01205, into **nine (9) Torrens title super lots**. A deferred commencement consent is requested subject to the registration of DA-25-01205. No physical works are proposed as part of the residue lot subdivision. As of September 2026, the application is currently under review by Blacktown City Council.

Proposed Lot No.	Approved Lot No.^	Area (sqm)	Zoning	FSR	HOB	Dwelling Density/ ha	Purpose	SEPP Clauses
101	101	5,528.4	R3	1.75:1	16 metres		—	Special Area: Schofields Station Area
102	103	2,042.7	R2	Part 1.75:1	Part 9 metres; part 16 metres	Part 30/ha; Part 40/ha	—	—
103	103	10,380.6	R2		9 metres	30/ha	—	Special Provision: Appendix 9, Schedule 1, Section 1 Special Area: Schofields Station Area
104	104	34,079.2	SP2				Future land dedication to council for drainage.	
105	103	17,189.4	R2		9 metres		Deferred matter - Rail Corridor	Special Provision: Appendix 9, Schedule 1, Section 1 Special Area: Schofields Station Area
106	102	4,699.4	RE1				Future land dedication to council for public recreation area	
107	102	15,087.4	B2	2:1	14 metres		—	—
108	102	1,501.7	RE1				Future land dedication to council for public recreation area	
109	102	19,911	B2	2:1	14 metres	Part 40/ha	—	—
110	102	1,779	R2/R3	Part 1.71:1	Part 0 metres; part 14 metres	40/ha	—	—
111	102	5,738.4	SP2				Future community facilities.	

^Approved Lot Number under DA-25-01205 .

9 Superlot Plan



Development Potential

The property presents a versatile development opportunity to pursue a range of development pathways, each leveraging the site's strategic location.

◆ Lodge under the SEPP for a Townhouse/Terrace Project

The site's zoning under State Environmental Planning Policy supports a townhouse/terrace-style development pathway as an alternative to higher-density apartment product (Subject to approval)

◆ Housing Delivery Authority (HDA)

Lots 5 & 6 Altrove Boulevard would be ideally suited to a Housing Delivery Authority (HDA) application under the State Significant Development (SSD) pathway. This provides a streamlined planning process for projects that deliver significant housing outcomes. This pathway is designed to accelerate the delivery of well-located, high-quality residential development, particularly where it aligns with state-led housing priorities.

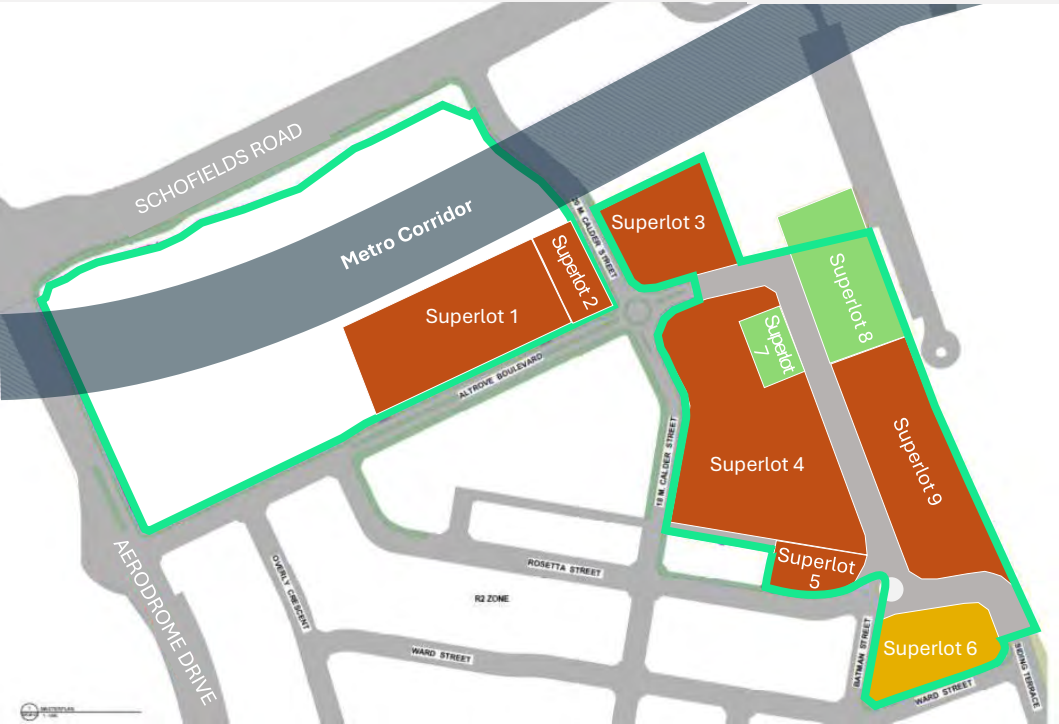
Under this framework, proposals that meet the threshold for State Significant Development - typically based on scale, strategic location, and public benefit - may be assessed directly by the Department of Planning, Housing and Infrastructure (DPHI).

◆ Lodge under the SEPP for a High Density Development Project

The site's zoning under State Environmental Planning Policy supports a high density development pathway.

In addition, the Housing SEPP in-fill affordable housing provisions offer a 30% development uplift in FSR and height bonus, available where a minimum of 15% of GFA is delivered as affordable housing (Subject to approval). A concept masterplan has been prepared for a mixed-use development comprising 72 townhouse dwellings, a childcare centre, 911 residential apartments across 13 buildings and approximately 10,639sqm of retail and commercial floor space with the higher-density residential, retail and commercial uses concentrated within the B2 Local Centre zoned land adjoining Schofields Station (subject to approval).

Proposed Concept Scheme Overview



Proposed Developable Superlot No.	Superlot Type	Proposed Land Area
1	72 Residential Terraces	10,381sqm
2	Childcare Centre	2,043sqm
3	Residential Apartments	5,529sqm
4	Shop top Development	16,505sqm
5	Terraces	1,983sqm
9	Shop top Development	10,456sqm

*Approx

Proposed Concept Scheme Summary

Proposed Superlot	SUPERLOT 1			SUPERLOT 2	SUPERLOT 3			SUPERLOT 4			SUPERLOT 5	SUPERLOT 9		
Site Area	10,381sqm			2,043sqm	5,529sqm			16,505sqm			1,983sqm	10,456sqm		
Proposed Development	72 Residential Terraces			Childcare Centre	Residential Apartments			Shop top Development			Terraces	Shop top Development		
Proposed GFA	N/A			N/A	12,578.48 sqm (Residential)			35,292 sqm (Residential) 7,621 sqm (Commercial)			N/A	24,167.6 sqm (Residential) 3,018 sqm (Commercial)		
Lot Mix	Allotment Size (m)	No. of Beds	No. of Dwellings	N/A	Type	No. of Units	%	Type	No. of Units	%	N/A	Type	No. of Units	%
	5.25 x12.4	4	23		Studio	29	18.9%	Studio	82	18.9%		Studio	56	18.9%
	5.25 x 2.4	5	12		1 Bed	41	26.4%	1 Bed	114	26.4%		1 Bed	78	26.4%
	6.06 x 9.9	4	12		2 Bed	76	49.5%	2 Bed	214	49.5%		2 Bed	146	49.5%
	6.06 x 9.09	5	6		3 Bed	6	4%	3 Bed	17	4%		3 Bed	12	4%
	5.25 x 12.4	4	19		4 Bed	2	1.1%	4 Bed	5	1.1%		4 Bed	3	1.1%
	TOTAL		72		TOTAL	154	100%	TOTAL	432	100%		TOTAL	296	100%

Method of Sale

To be sold via Expressions of Interest campaign closing Thursday 5 November 2026 at 4pm (AEDT).

All Expressions of Interest must be submitted in writing and as a minimum will need to provide the following information:

Entity

Name of the interested party together with the principals supporting the interested party.

Price

Proposed purchase price in Australian Dollars (Exclusive of GST).

Transaction Timetable

Confirmation of the prospective investor's due diligence and transaction timetable.

Capacity to Complete

Prospective investors should provide details of their capacity to complete by the settlement date, including in particular the source of funds and evidence of the prospective purchaser's financial status and track record in completing similar transactions.

Solicitor

Details of the Investor's solicitor.

Due Diligence

For access to Due Diligence Material and to arrange an inspection of the property, please do not hesitate to contact the exclusive agents listed below.

Exclusive Selling Agents

CBRE

North Sydney

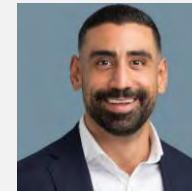
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Lots 5 & 6 Altrove Boulevard, SCHOFIELDS NSW

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